

PRICE REDUCTION



McCarthy & Stone
RESALES



6 Blyton House Marlow Road, Bourne End, SL8 5SE
Guide price £480,000

LEASEHOLD

For further details
please call 0345 556 4104

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An immaculate two bedroom first floor retirement apartment. Double glazed patio door which opens out on to the JULIETTE BALCONY.

Blyton House

Blyton House, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. All under half a mile from it's front door, the development has an array of amenities such as; Bus stop; Post office; Butcher; Library; Bank; Community centre; Optician; Pharmacy; Hairdresser; Dentist; Doctors surgery; Bourne End train station; Church. The development consists of 25 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom, security door entry systems, and underfloor heating (all underfloor heating costs are covered by the service charge). The dedicated House Manager is on site during their working hours (9am - 2pm) to take care of running the development. For added convenience there's a mobility scooter store/charging room which can be used £10 a year. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The Apartment

The beautifully presented two bedroom, first floor apartment benefitting from spacious accommodation with a bright and airy living room with Juliette balcony. All curtains, blinds and light fittings are included.

Entrance Hall

Spacious entrance hall . Front door with spy hole and letter box. The 24-hour Tunstall emergency response system is situated in the hall. Walk-in storage cupboard/airing cupboard with washer/drier. Smoke detector and ceiling light. Secure entry system with intercom. Doors lead to the bedrooms, living room and guest shower room.

Living Room

The room has a double glazed patio door which opens out on to the Juliette balcony.

TV and telephone points. Two ceiling lights. A range of power supplies. Part glazed double doors lead into a separate kitchen.

Kitchen

A well proportioned modern kitchen fitted with a range of high glass wall and base units. Fitted rolltop work surfaces with matching splash back up-stand. The stainless steel sink with mixer tap is positioned beneath a double glazed window which has two openers. Built-in mid level Neff oven with fitted matching microwave above. Ceramic hob with chrome splash back and chrome hood. Integrated fridge/freezer. Under unit wall lighting and ceiling spot lights. Ceramic floor tiles.

Master Bedroom

This double bedroom features a a walk-in wardrobe housing rails and shelving. Two ceiling lights. TV and telephone points. Double glazed window. Door leading to en-suite wet room.

Ensuite Shower Room

This immaculate shower room comprises; walk in level access wet room and grab rail. Vanity unit wash hand basin with inset sink with mixer tap; fitted mirror with built in light; wall mounted heated towel rail. Emergency pull-cord. Ceiling spot lights. Half height wall tiles and anti slip floor tiles.

Bedroom Two

Spacious double room with raised sockets, celing light, double glazed window.

Guest Shower Room

Modern suite comprising; shower cubicle; WC with concealed cistern; wash basin and mirror above. emergency pull-cord; wall mounted heated towel rail. Emergency pull-cord. Half height wall tiles and anti slip floor tiles.

Service Charge

- Underfloor heating in all apartments
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Ground Rent

Annual charge £495

Lease Information

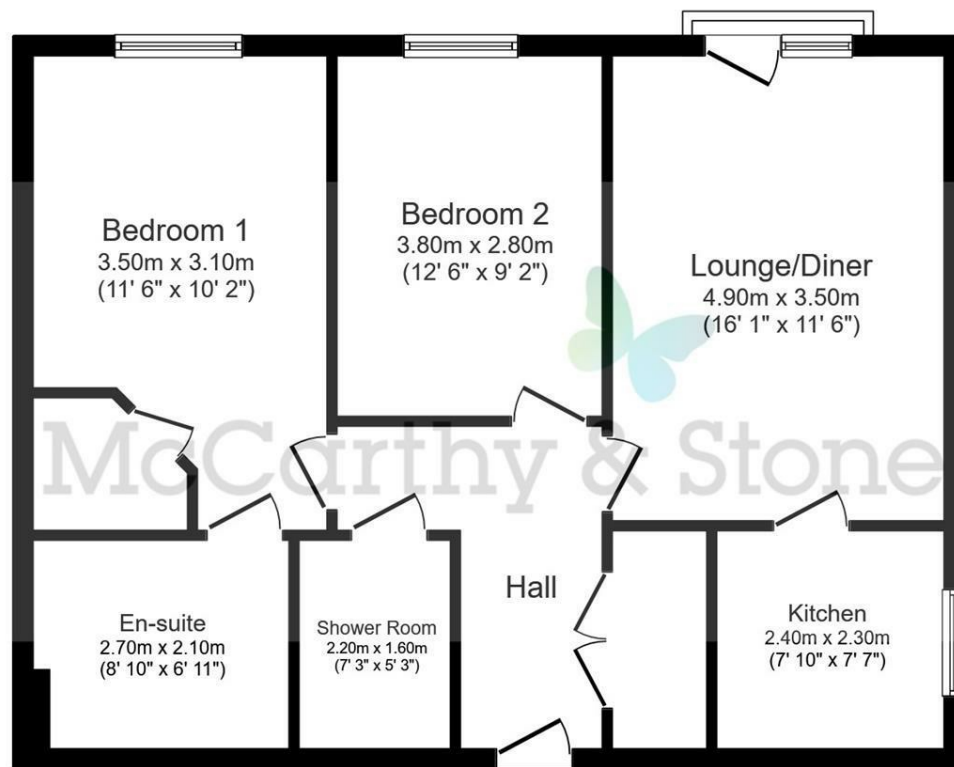
999 Years from 1st June 2015

Car Parking Permit

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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